

## **REGULAR MEETING**

**WEDNESDAY**

**7:00 P.M.**

**OCTOBER 7, 2015**

This Regular Meeting of Council was called to order on the above-stated date at the above-stated time after the Pledge of Allegiance and a Moment of Silence by President of Council Richard Dellapenna with the following Members of Council present:

**RC-1      PRESENT:      DALE McCALL, DANIEL CARR, KEITH SOLES, FAWN WALKER-MONTGOMERY, JAMIE BREWSTER-FILOTEI**

**ABSENT:      JAMES BARRY, RICHARD DELLAPENNA**

Reverend William Brownfield of the McKeesport Ministerium led the prayer.

Also present were Mayor Michael Cherepko, City Administrator Matthew Gergely, City Solicitor J. Jason Elash and members of the Administration.

### **APPROVAL OF MINUTES:**

**MOTION:      Mr. Carr moved, seconded by Mr. Soles, "To approve the minutes from the Regular Council Meeting of September 2, 2015."**

<b>RC-2</b>	YEAS:	McCALL, CARR, SOLES, WALKER-MONTGOMERY, BREWSTER-FILOTEI .....	5
	NAYS:	NONE.....	0

**COMMUNICATIONS:**

- Received the Police Report for September 2015.
- Received the Fire Report for September 2015.

**MAYOR'S REPORT:**

- Mayor Cherepko said he will be extremely brief tonight. He said they talked a lot yesterday, shared a lot, and discussed a lot yesterday. He said "Let's Go, Bucs!" He said that concludes his report.

**CITIZENS IN THE AUDIENCE:****VINCENT LITTLE, 1836 BEECH STREET, McKEESPORT, PA**

**15132.** Mr. Little said hello everyone. He said he would like to discuss some issues. He said first of all he would like to talk about something being done with Shoemaker Methodist Church, torn down in possible. He said he even made a suggestion to just tear it down and let the citizens come get the brick. He said somebody is going to ... it is falling down and he has grandbabies living next door to the church. He said the shingles are flying off during high winds. He said the slate roof is flying off. He said the side of the building is full of poison ivy. He said his kids and grandkids should not have to deal with this. He said each year they have spraying it but it grows back. He said he sees a lot of kids going in there and playing in the church. He said it is an eyesore. He said the bricks are falling out toward the street from the top of the building. He said the parsonage in the back is falling apart and caving in. He said something has to be done before somebody gets hurt or possibly maimed or killed. He said if one of those heavy bricks fall and hits one of the kids.... He said his second issue would be 1834 Beech Street, the house next

to his house. He said the other day when he took his dog outside, there were 15 raccoons, some skunks, some groundhogs, and cats at that house. He said there are people going in and shooting drugs there. He said something has to be done with the house, please.

- Mayor Cherepko said they will get it boarded up. He said as far as the animals, they do have access and if Mr. Little will contact the City to set up a cage. He said they will set a cage up and once the animals are trapped, the Ordinance Officer will come and pick them up as well.
- Mr. Little said that house has been on the list for quite some time, hasn't it.
- Mayor Cherepko said there have been a lot on the list for quite some time.
- Mr. Little said he understands that. He said the third thing is Beech Street from Jenny Lind to Grant Street. He said there are huge, huge holes in the Street. He said they are very large holes.
- Mayor Cherepko said the City will come and at least patch the holes.
- Mr. Little said thank you. He said he wanted to thank them for spraying all of the vacant properties in the neighborhood to try and keep some of the weeds and poison ivy down.
- Ms. Walker-Montgomery said can't the City just tear down Shoemaker Church?
- Mayor Cherepko said the problem with the church is ... if it is the church he is thinking of ... he would say ... that it would cost somewhere between \$60,000 to \$70,000 to demolish and it might too much for the guys at the City to handle. He said it is something they will look into. He said they have that building that has to come down and they are having similar issues with the old school in Highland Grove as well.

He said it is just a matter of whether the City guys are capable of doing it. He said what he is telling Mr. Little is that they are just getting used to the houses and the houses are taking a lot longer than what he ever anticipated as well. He said sometimes it takes them two weeks to tear down a house. He said it is still better because they are taking them down for much cheaper, and it is letting the City take down more houses, but it is something they will look into. He said he would think it is much too much for the City to handle themselves. He said they will look into it and explore all of the options.

- Someone in the audience said can a grant pay for a church to be torn down.
- Mr. McCall said he was going to bring her up to speak because she is next to speak anyhow.

**LYDA LITTLE, 1836 BEECH STREET, McKEESPORT, PA 15132.**

Ms. Little said she owns the property at 1836 Beech Street. She said the man was there and wanted her to pay for a trap. She said she doesn't want to pay for a trap because she is afraid that the animals won't get a chance to get in it because so many people up there want a trap and they would take it. She said she would be paying for it to be at someone else's house. She said something needs to be done with the property.

- Mayor Cherepko said to answer a couple of her questions. He said for one, the trap is just there when it is clear, it is a deposit that she would pay only. He said they don't charge the residents but they do have to put a deposit down for the trap, until they get the traps back. He said as far as the grant money, yes there is money out there. He said is there money to tear down that building, absolutely not. He said he can assure her that they are exploring all options for demolition and grants have just been cut all over the board. He said the only grant that they have been successful in obtaining over the past couple of years is when the Scaife Foundation gave them money. He said other than that,

there really has not been anything out there. He said they were able to secure the CITF money to tear down all the homes up by Twin Rivers School. He said that CITF money is not even utilized for demolition. He said they had to twist and turn things to be creative to make it a revitalization project and they were successful in at least getting some homes torn down with that. He said if there were grant money available, they would be all over it. He said they are looking and trying to explore and are always open to anyone else that has any resources as well. He said typically speaking, the money is not there to tear down buildings, especially buildings that large.

- Ms. Little said can a private person get a grant to tear down 1836 Beech Street down.
- Mayor Cherepko said absolutely. He said they have people that will come in and want a house torn down and make payments on it. He said there are many different options they can do as far as that goes as well. He said or someone could pay for it to be taken down. He said they try to work with the public and know how frustrating it is. He said they talked about it a little bit last night. He said not only do they have all of the other battles this City has had forever, but they are dealing with this problem that is now larger and more out of control than this City has ever seen, with all of the blighted properties. He said they are trying to tackle it by the in-house demo, which is working but they are not getting it done as quickly as they can. He said just looking at that church, he thinks it is too much work for the City to do on his own.
- Mr. Little said he has to agree with the Mayor because it is very high.
- Ms. Little said 1836 Beech was supposed to be torn down 10 years ago. She said it is still standing.
- Mr. Soles said he thought she lived at 1836 Beech.

- Ms. Little said she owns 1836 Beech Street.
- Mr. Soles said 1834 Beech needs to be torn down.
- Mayor Cherepko said they will definitely look into it. He said they will definitely look into 1834 Beech Street. He said how close is her house to that house.
- Mr. Little said they could pass gas and they would be able to smell it there.
- Mayor Cherepko said that is not good. He said when he says that, it is not good for the City to tear it down either because it would jeopardize damaging their house.
- Ms. Little said she doesn't mind if they tear up her house but they would have to fix it then.
- Mayor Cherepko said that is the problem. He said their insurance company might not like that though.
- Ms. Walker-Montgomery said is 1834 Beech on the demo list.
- Mayor Cherepko said there are a couple of houses up there. He said he doesn't have it in front of him but he thinks 1834 may be one that is on the list. He said probably right now it is in the top 30 on the list.
- Ms. Walker-Montgomery said when they tear down houses, do they go off of that list.
- Mayor Cherepko said they try to prioritize off that list. He said they are definitely going off that list with the City crew. He said except when there is an emergency, such as something falling or something catching fire. He said for the most part, they try to spread it out and if there is one they can get in a certain area, they try to do 2 while they are there. He said they are trying to focus on that as well. He said they can't do two on the same block, but if there is one in the area, they are doing one on Jenny Lind that has a

house behind it as well. He said it is the 1800 or 1900 block. He said it is right next to the new homes, where Audrey Stinson lives. He said there is the one on the corner that caught fire a few months ago. He said they are definitely going to do that one very soon, within the next couple of months.

- Mr. Little said Beech Street has just been a forgotten Street with the City, that is all there is to it.
- Mayor Cherepko said they actually paved part of Beech but not the 1800 block. He said they paved the 1700 block.
- Mr. Little said yes, down by the school.
- Ms. Walker-Montgomery said would it be possible to bring them a copy of the demolition list so when people call them and ask them for houses, they can just tell them this is the list and the order that they are working on. She said they could keep it somewhere at City Hall so the public could come in and see that there are houses on the list. She said then they could add houses.
- Mayor Cherepko said there are a lot of houses on the list that are not on his list as well. He said if they were to get a demolition grant tomorrow, they would not necessarily take those 30 houses on his list...they would try to spread them out to strategically do it because there are other condemned houses as well. He said he hates to say it, but the squeaky wheel gets the grease. He said many times, if they have people who are calling that have issues, like the Little's do, they try to get those done.
- Ms. Little said she is making noise now.
- Mr. Elash said when the Mayor says order on the demolition list, when they award that to a contractor, they don't necessarily go in that order because it costs less if they can mobilize and do two in one area. He said they will mobilize and kind of resort that list so that it is more cost effective.

He said those that would be the ones done during that contract because they would get more bang for their buck. He said they do all of the ones on the contract but in the most efficient order.

- Mayor Cherepko said he has probably three calls a day about houses.

**AMBER WEBB, 1713 WILLOW STREET, McKEESPORT, PA**

**15132.** Ms. Webb said her first question is ... and she knows they talked about the Well yesterday and there were so many questions afterward. She said the wildlife is a concern with the drilling. She said the wildlife like the deer and animals she knows that are out at Renzie. She said is there going to be some kind of relocation for them. She said or are they just going to be scattered around, running crazy.

- Mayor Cherepko said this will not be in Renzie Park. He said it will be on private property where they will actually drill. He said it is more in White Oak. He said he thinks the animals will just automatically move once they go in there and start working.
- Ms. Webb said her next question is regarding the election that is coming up in November, will Corey Sanders be on the ballot for City Council.
- Ms. Walker-Montgomery said yes, he is on the ballot, he is already on it.
- Ms. Webb said she would like to say one more thing, "Let's Go Bucs."

**NEW BUSINESS:**

**RESOLUTION #2015-33 – BILL #122: A RESOLUTION OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, APPROVING A CONDITIONAL USE**



**REQUEST FROM VERIZON WIRELESS TO CO-LOCATE AN ANTENNA ON THE EXISTING COMMUNICATION TOWER AT LOT & BLOCK 381-D-106 SITUATE TO 3413 VERSAILLES AVENUE, McKEESPORT, PA. THE PROPERTY EXISTS IN A C-1 ZONING DISTRICT.**

**MOTION:**      **Mr. Soles moved, seconded by Ms. Brewster-Filotei, "To adopt Bill #122."**

**RC-3**      YEAS:      McCALL, CARR, SOLES, WALKER-MONTGOMERY, BREWSTER-FILOTEI ..... 5

                 NAYS:      NONE..... 0

**RESOLUTION #2015-37 – BILL #130: A RESOLUTION OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, DESIGNATING SEPTEMBER 18 THROUGH OCTOBER 11, 2015 AS RADICAL DAYS IN THE CITY OF McKEESPORT.**

**MOTION:**      **Mr. Soles moved, seconded by Mr. Carr, "To adopt Bill #130."**

**COMMENTS:**

- Mayor Cherepko said for the record, the dates are September 18 through October 11, 2015. He said they have been doing that. He said unfortunately they did not get this information over to the City until after the last Council meeting. He said but just so everyone knows, they were letting their residents utilize Radical Days and will continue to the end of those dates with the support of Council.

**RC-4**      YEAS:      McCALL, CARR, SOLES, WALKER-MONTGOMERY, BREWSTER-FILOTEI ..... 5

                 NAYS:      NONE..... 0

**RESOLUTION #2015-38 – BILL #131: A RESOLUTION OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, RECOGNIZING THE McKEESPORT LIONS CLUB AS A CIVIC AND/OR SERVICE ASSOCIATION UNDER LOCAL OPTIONS SMALL GAMES OF CHANCE ACT, AS AMENDED.**

**MOTION: Ms. Brewster-Filotei moved, seconded by Mr. Soles, "To adopt Bill #131."**

**RC-5** YEAS: McCALL, CARR, SOLES, WALKER-  
MONTGOMERY, BREWSTER-FILOTEI ..... 5

NAYS: NONE..... 0

**ORDINANCE #15-19 – BILL #132: AN ORDINANCE OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE INCURRING OF NON-ELECTORAL DEBT BY THE CITY OF McKEESPORT, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, FOR THE PURPOSES OF PROVIDING FOR THE COSTS OF THE REFUNDING PROJECT, FUNDING A PORTION OF AN UNFUNDED ACTUARIAL ACCRUED LIABILITY AND PAYING THE COSTS OF ISSUING THE NOTES; FINDING A SALE BY NEGOTIATION TO BE IN THE BEST INTEREST OF THE CITY; ACCEPTING A PROPOSAL FOR THE PURCHASE OF THE NOTES; AUTHORIZING THE INCURRING OF NON-ELECTORAL DEBT BY THE ISSUANCE OF CITY OF McKEESPORT GENERAL OBLIGATIONS NOTES, SERIES OF 2015; DIRECTING THE FILING OF THE NECESSARY DOCUMENTS WITH THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; APPOINTING A PAYING AGENT, REGISTRAR, AND SINKING FUND DEPOSITARY; DESCRIBING THE NOTES, INCLUDING METHOD OF PAYMENT, MANNER OF EXCHANGE AND TRANSFER, AND MANNER OF EXECUTION AND AUTHENTICATION; PLEDGING THE FULL FAITH, CREDIT AND TAXING POWER**

**AND OTHER REVENUES OF THE CITY FOR PAYMENT OF THE NOTES; PROVIDING FOR PREPAYMENT OF THE NOTES; ESTABLISHING A SINKING FUND; APPROPRIATING THE MONEY RECEIVED FROM THE SALE OF THE NOTES; SETTING FORTH THE REMAINING USEFUL LIVES AND USEFUL LIVES OF THE PROJECTS; SETTING FORTH THE MATURITIES OF THE NOTES; AUTHORIZING REDEMPTION OF THE PRIOR NOTES; RATIFYING THE ADVERTISING OF A NOTICE AND AUTHORIZING PUBLICATION OF A NOTICE OF ENACTMENT; APPOINTING NOTE COUNSEL; AUTHORIZING APPROPRIATE OFFICERS TO TAKE ALL NECESSARY ACTION IN CONNECTION WITH THE ISSUANCE OF THE NOTES; AUTHORIZING THE PAYMENT OF ALL EXPENSES INCURRED; SPECIFYING ALLOWABLE INVESTMENTS; SETTING FORTH AUTHORIZATION OF OFFICERS; ESTABLISHING THE FORM OF THE NOTES; CREATING A CLEARING ACCOUNT; SETTING FORTH SEVERABILITY PROVISIONS; REPEALING ALL INCONSISTENT ORDINANCES; AND SETTING FORTH AN EFFECTIVE DATE.**

**MOTION: Mr. Carr moved, seconded by Ms. Brewster-Filotei, "To adopt Bill #132."**

<b>RC-6</b>	YEAS:	McCALL, CARR, SOLES, WALKER-MONTGOMERY, BREWSTER-FILOTEI .....	5
	NAYS:	NONE .....	0

**ORDINANCE #15-20 – BILL #133: AN ORDINANCE OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, DETERMINING TO INCUR LEASE RENTAL DEBT; EVIDENCED BY THE GUARANTEED REVENUE NOTE IN THE MAXIMUM PRINCIPAL AMOUNT OF \$2,051,467.42, TO BE AUTHORIZED AND ISSUED BY THE MUNICIPAL AUTHORITY OF THE CITY OF McKEESPORT IN CONNECTION WITH THE PREVIOUS LEASE/PURCHASE BY THE MUNICIPAL AUTHORITY OF THE CITY OF McKEESPORT OF THE FORMER SANITARY COLLECTION SYSTEM OF THE CITY**

**OF McKEESPORT, FOLLOWING CONSTRUCTING ALTERATIONS, ADDITIONS, IMPROVEMENTS AND ACQUISITIONS BY THE CITY OF McKEESPORT TO THE PUBLIC SEWER FACILITIES IN AND ABOUT THE CITY OF McKEESPORT, AND PAYING RELATED COSTS, FEES AND EXPENSES; SPECIFYING THE REALISTIC USEFUL LIFE OF THE PROJECT; AUTHORIZING AND DIRECTING APPROPRIATE OFFICERS OF THE CITY OF McKEESPORT TO TAKE CERTAIN ACTIONS AND TO EXECUTE CERTAIN DOCUMENTS, INCLUDING A GUARANTY AGREEMENT FOR PENNVEST LOAN #27673, BETWEEN THE CITY OF McKEESPORT, AS GUARANTOR AND THE MUNICIPAL AUTHORITY OF THE CITY OF McKEESPORT, AND THE PENNSYLVANIA INFRASTRUCTURE INVESTMENT AUTHORITY; APPROVING THE FORM, MAXIMUM GUARANTEED AMOUNTS AND SOURCES OF PAYMENT OF THE GUARANTY AGREEMENT, AND PLEDGING THE FULL FAITH, CREDIT, AND TAXING POWER OF THE CITY OF McKEESPORT IN SUPPORT THEREOF; CREATING A SINKING FUND IN CONNECTION WITH SUCH GUARANTY OBLIGATIONS AND APPOINTING A SINKING FUND DEPOSITORY; AND PROVIDING FOR THE REPEAL OF ALL INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES.**

**MOTION:**        **Mr. Carr moved, seconded by Ms. Walker-Montgomery, "To adopt Bill #133."**

**COMMENTS:**

- Mayor Cherepko said just for the record, and he thinks almost everyone was here last night. He said these next two Bills are just PennVest Loans that were taken out on behalf of the Municipal Authority of the City of McKeesport, which is the sewage authority. He said the City is actually had the loan and they have actually been, up to this point, paying it and the Municipal Authority reimburses the City. He said at this point, this will just transfer everything over into their hands so the Municipal Authority will make the

payments themselves. He said the City will then be totally free from all obligations.

**RC-7**      YEAS:      McCALL, CARR, SOLES, WALKER-  
   MONTGOMERY, BREWSTER-FILOTEI ..... 5

                 NAYS:      NONE ..... 0

**ORDINANCE #15-21 – BILL #134: AN ORDINANCE OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, DETERMINING TO INCUR LEASE RENTAL DEBT; EVIDENCED BY THE GUARANTEED REVENUE NOTE IN THE MAXIMUM PRINCIPAL AMOUNT OF \$1,132,795.66, TO BE AUTHORIZED AND ISSUED BY THE MUNICIPAL AUTHORITY OF THE CITY OF McKEESPORT IN CONNECTION WITH THE PREVIOUS LEASE/PURCHASE BY THE MUNICIPAL AUTHORITY OF THE CITY OF McKEESPORT OF THE FORMER SANITARY COLLECTION SYSTEM OF THE CITY OF McKEESPORT, FOLLOWING CONSTRUCTING ALTERATIONS, ADDITIONS, IMPROVEMENTS AND ACQUISITIONS BY THE CITY OF McKEESPORT TO THE PUBLIC SEWER FACILITIES IN AND ABOUT THE CITY OF McKEESPORT, AND PAYING RELATED COSTS, FEES AND EXPENSES; SPECIFYING THE REALISTIC USEFUL LIFE OF THE PROJECT; AUTHORIZING AND DIRECTING APPROPRIATE OFFICERS OF THE CITY OF McKEESPORT TO TAKE CERTAIN ACTIONS AND TO EXECUTE CERTAIN DOCUMENTS, INCLUDING A GUARANTY AGREEMENT FOR PENNVEST LOAN #79365, BETWEEN THE CITY OF McKEESPORT, AS GUARANTOR AND THE MUNICIPAL AUTHORITY OF THE CITY OF McKEESPORT, AND THE PENNSYLVANIA INFRASTRUCTURE INVESTMENT AUTHORITY; APPROVING THE FORM, MAXIMUM GUARANTEED AMOUNTS AND SOURCES OF PAYMENT OF THE GUARANTY AGREEMENT, AND PLEDGING THE FULL FAITH, CREDIT, AND TAXING POWER OF THE CITY OF McKEESPORT IN SUPPORT THEREOF; CREATING A**

**SINKING FUND IN CONNECTION WITH SUCH GUARANTY OBLIGATIONS AND APPOINTING A SINKING FUND DEPOSITORY; AND PROVIDING FOR THE REPEAL OF ALL INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES.**

**MOTION:**      **Mr. Soles moved, seconded by Mr. Carr, "To adopt Bill #134."**

**RC-8**      YEAS:      McCALL, CARR, SOLES, WALKER-MONTGOMERY, BREWSTER-FILOTEI ..... 5

                 NAYS:      NONE ..... 0

**ORDINANCE #15-22 – BILL #135: AN ORDINANCE OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING THE CITY OF McKEESPORT'S ZONING ORDINANCE IN ACCORDANCE WITH THE RECENTLY ADOPTED COMPREHENSIVE PLAN.**

**MOTION:**      **Mr. Carr moved, seconded by Ms. Brewster-Filotei, "To adopt Bill #135."**

**COMMENTS:**

- Ms. Walker-Montgomery said she would like to discuss this. She said she would like to go on the record because she was opposing the Comprehensive Plan because it did not have community policing and a plan to address community violence within the Plan. She said that is why she would like to go on the record as to why she is voting "No" again.

**RC-9**      YEAS:      McCALL, CARR, SOLES, BREWSTER-FILOTEI . 4

                 NAYS:      WALKER-MONTGOMERY ..... 1

- Mr. McCall said would Fire Chief Tomovcsik like to come to the front of the room to speak about the event they are having.

- Fire Chief Tomovcsik said recently around Labor Day, one of his Deputy Chief's was diagnosed with Stage 4 Glioblastoma, which is unfortunately a very fast-moving brain cancer. He said the men in the department have pulled together and on October 25 at the Palisades, they will be hosting a Tailgate Party for the Steeler's game that day. He said immediately following that they will have Pittsburgh's Piano Man, Gerald McGrew, performing. He said they can see any Fireman for tickets, or Annette or Michelle at City Hall. He said they are just trying to come together and raise a little money for the family. He said he knows a lot of them already stepped up and he wanted to say that they appreciate the support.
- Ms. Brewster-Filotei said they have shirts too.
- Chief Tomovcsik said yes, they are in the process of being printed.
- Ms. Walker-Montgomery said before they adjourn, she has a question for Jason and the Mayor. She said a couple of months ago, she asked for a copy of the bills before they vote on them. She said since Harry Walsh passed, she did not bring it up again. She said since then, that has been removed from the Agenda. She said in Mr. Elash's legal opinion, do they have to vote on the bills or do they not have to vote on them. She said or is that already passed in the Budget.
- Mr. Elash said all of the Bills that they were voting on, that process was really archaic because all of those transactions were approved with the adoption of the budget.
- Mayor Cherepko said if Ms. Walker-Montgomery wants to come in and see bills, she is always welcome as a Council person to do so. He said if she remembers when that came up, he said that Council already approved all of the bills. He said to be honest, it was actually a waste of time. He said that is why they said take it out. He said now there is no

confusion. He said the bills are always available if anyone wants to see the bills.

- Mr. Elash said when they researched it, it just happened to be the bills and the checks that needed signed at the time of the Council Meeting. He said those were the ones that were put on the Council's Agenda. He said it was just a matter that the bills were the ones the City was paying on that day.

**ADJOURNMENT:**

Vice President of Council Dale McCall adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Annette James  
City Clerk and Clerk of Council

APPROVED:

Richard Dellapenna  
President of Council

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